

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22234

Property Information

property address: 507 E 21ST ST  
legal description: CITY OF BRYAN, BLOCK 54, LOT 8 THRU 10  
owner name/address: COOPER, GERALDINE DUNN  
507 E 21ST ST  
BRYAN, TX 77803-4122  
full business name: res  
land use category: Single-Fam Res type of business: res  
current zoning: PD-50 occupancy status: occ  
lot area (square feet): 17250 frontage along Texas Avenue (feet):  
lot depth (feet): 115 sq. footage of building: 2474  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards  
150' front.

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1  
type of buildings (specify): Brick  
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front, east side  
fr = 0 / str side = 0 / prop side = 89 / rear = 72  
approximate construction date: 1968 accessible to the public: ☐ yes ☒ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no no  
other improvements: ☐ yes ☒ no (specify) chain link fence  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: 0 type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 4  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no N/A  
overall condition: good  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue** *N/A*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

**Outside Storage**

☒ yes ☐ no (specify) household items, dog grill toys  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no *N/A*

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_